138.0	0003	0023.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	692,300 / 692,300
					USE VALUE:	692,300 / 692,300
					ASSESSED:	692,300 / 692,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		PLEASANT VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NIGRO HENRY P
Owner 2:	
Owner 3:	
Street 1:	16 PLEASANT VIEW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,337 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Vinyl Exterior and 1306 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5337.000	191,700	4,600	496,000	692,300
Total Card	0.123	191,700	4,600	496,000	692,300
Total Parcel	0.123	191,700	4,600	496,000	692,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 529.97 | /Parcel: 529.9

Legal Description

User Acct 88693

GIS Ref

GIS Ref

Insp Date 09/21/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 138.0-0003-0023.0

!10691!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	191,700	4600	5,337.	496,000	692,300	692,300	Year End Roll	12/18/2019
2019	101	FV	176,100	4600	5,337.	523,500	704,200	704,200	Year End Roll	1/3/2019
2018	101	FV	176,100	3800	5,337.	385,800	565,700	565,700	Year End Roll	12/20/2017
2017	101	FV	180,400	3800	5,337.	369,200	553,400	553,400	Year End Roll	1/3/2017
2016	101	FV	180,400	3800	5,337.	341,700	525,900	525,900	Year End	1/4/2016
2015	101	FV	168,800	3800	5,337.	286,600	459,200	459,200	Year End Roll	12/11/2014
2014	101	FV	168,800	3800	5,337.	280,000	452,600	452,600	Year End Roll	12/16/2013
2013	101	FV	168,800	3800	5,337.	266,700	439,300	439,300		12/13/2012

PRINT

Date	Time
12/11/20	00:58:25

LAST REV

Date	Time
03/23/18	10:05:50

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10691

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOLBRIG OTTO T	27692-174		9/22/1997		195,000	No	No		Y

USER DEFINED

Prior Id # 1:	88693
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/21/2017	Inspected	PH	Patrick H
9/1/2017	MEAS&NOTICE	HS	Hanne S
2/24/2009	Meas/Inspect	372	PATRIOT
12/30/1999	Inspected	276	PATRIOT
11/18/1999	Mailer Sent		
11/9/1999	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5337		Sq. Ft.	Site		0	90.	1.03	10			Topo	-5					495,995						496,000	

Total AC/HA: 0.12252 | Total SF/SM: 5337 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 495,995 | Spl Credit | Total: 496,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	13 - Earth		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.95949996
Adj $ / SQ:	136.009
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	275173
Depreciation:	85303
Depreciated Total:	189869

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

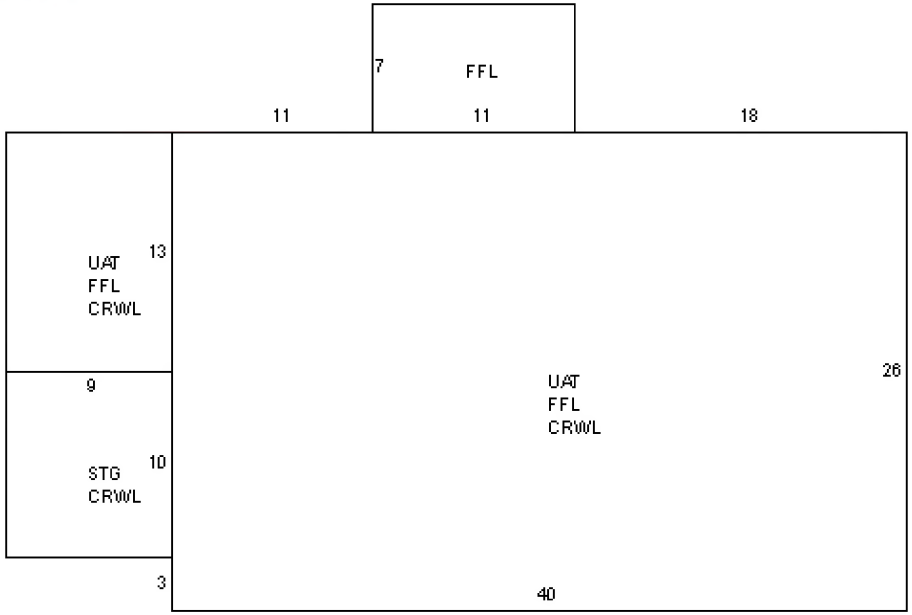
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	136.01
Special Features:	1800	Val/Su Net:	67.03
Final Total:	191700	Val/Su SzAd	155.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
CRWL	Crawl Space	1,247	20.400	25,441
FFL	First Floor	1,234	136.010	167,835
UAT	Upper Attic	289	64.600	18,687
STG	Storage	90	7.890	710

Net Sketched Area:	2,860	Total:	212,673
Size Ad	1234	Gross Are	3728	FinArea	1306
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	25		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 138.0-0003-0023.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X21	A	AV	1954	24.92	T	40	101			3,800			3,800
96	Whirl Pool	D	S	1	4	A	AV	2004	500.00	T	12	101			1,800			1,800
19	Patio	D	Y	1	12X20	A	AV	2000	3.81	T	15.2	101			800			800
2	Frame Shed	D	Y	1	4X6	A	AV	2016	0.00	T	2.4	101						

More:	N	Total Yard Items:	4,600	Total Special Featues:	1,800	Total:	6,400